089.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,800 / 883,800
					USE VALUE:	883,800 / 883,800
					ASSESSED:	883,800 / 883,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN DEBORA
Owner 2:	
Owner 3:	
Street 1:	37 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUBOFSKY DEAN F -
Owner 2:	WELCH PATRICIA S -
Street 1:	37 HEMLOCK STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,960 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Wood Shingle Exterior and 1709 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10960.000	349,500	10,100	524,200	883,800
Total Card	0.252	349,500	10,100	524,200	883,800
Total Parcel	0.252	349,500	10,100	524,200	883,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.07 | /Parcel: 517.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56414
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,400	10100	10,960.	524,200	883,700	883,700	Year End Roll	12/18/2019
2019	101	FV	264,300	7200	10,960.	531,600	803,100	803,100	Year End Roll	1/3/2019
2018	101	FV	264,300	7200	10,960.	396,900	668,400	668,400	Year End Roll	12/20/2017
2017	101	FV	264,300	7200	10,960.	359,400	630,900	630,900	Year End Roll	1/3/2017
2016	101	FV	264,300	5000	10,960.	344,400	613,700	613,700	Year End	1/4/2016
2015	101	FV	247,600	5000	10,960.	292,000	544,600	544,600	Year End Roll	12/11/2014
2014	101	FV	247,600	5000	10,960.	277,100	529,700	529,700	Year End Roll	12/16/2013
2013	101	FV	247,600	5000	10,960.	263,600	516,200	516,200		12/13/2012

!7219!

PRINT

Date	Time
12/10/20	21:52:58

LAST REV

Date	Time
07/17/19	10:05:09
apro	
7219	

USER DEFINED

Prior Id # 1:	56414
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUBOFSKY DEAN F	65545-382		6/15/2015		791,000	No	No		
MITCHELL CHRIST	53231-18		7/20/2009		540,000	No	No		
STEKETEE GAIL S	25123-376		1/13/1995		245,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	986	Redo Kit	11,100		8/14/2014			Remove kitchen cab
12/2/2009	1217	Manual	30,000					REPAIR EXISTG GAR
9/16/2002	773	Redo Kit	11,200	C		G4	GR FY04	

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
8/14/2014	Info Fm Prmt	PC	PHIL C
3/26/2009	Meas/Inspect	197	PATRIOT
1/26/2000	Measured	163	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10960		Sq. Ft.	Site		0	70.	0.68	5									524,159						524,200	

Total AC/HA: 0.25161 | Total SF/SM: 10960 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 524,159 | Spl Credit | Total: 524,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33717275
Const Adj.:	1.02989697
Adj $ / SQ:	179.030
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429381
Depreciation:	79865
Depreciated Total:	349516

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

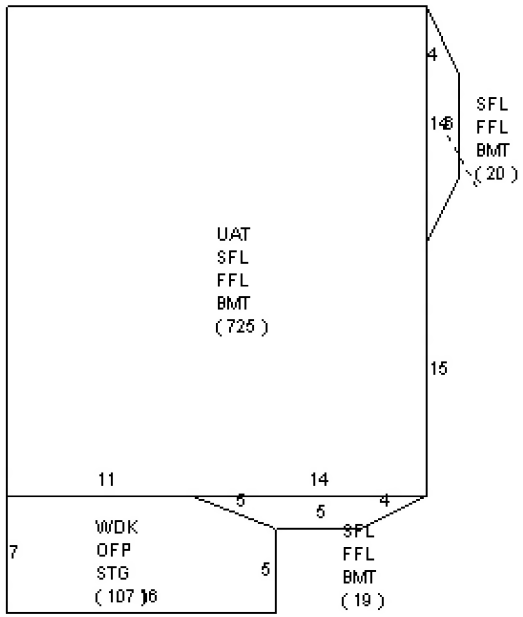
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.03
Special Features:	0	Val/Su Net:	125.09
Final Total:	349500	Val/Su SzAd	228.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	764	53.710	41,034
FFL	First Floor	764	179.030	136,779
SFL	Second Floor	764	179.030	136,779
UAT	Upper Attic	181	125.320	22,714
OFP	Open Porch	107	32.870	3,518
STG	Storage	107	8.100	867
WDK	Deck	107	15.800	1,691

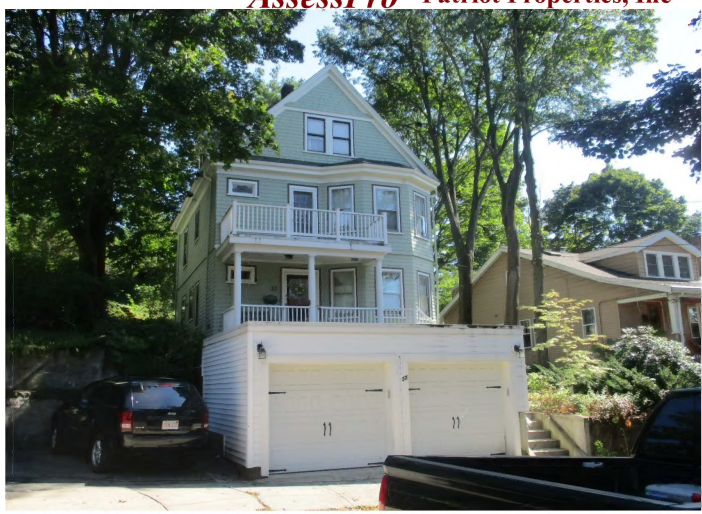
	Net Sketched Area:	2,794		Total:	343,382
Size Ad	1528	Gross Are	3338	FinArea	1709

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	GD	2009	20.68	T	6	101			8,600			8,600
22	Wood Deck	D	Y	1	12X12	A	AV	1996	12.94	T	18.4	101			1,500			1,500

More:	N	Total Yard Items:	10,100	Total Special Featues:		Total:	10,100